

37-95

PK 7817PG292

TRANSFER
TAX
PAID

WARRANTY DEED

002978

Michael D. Gardner and Kelly A. Gardner of Waterville, County of Kennebec and State of Maine, for consideration paid, grants to Joseph J. Ouellet of East Hartford, State of Connecticut, with WARRANTY COVENANTS, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land with the buildings thereon situated on Rideout and Carver Streets in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Being lots numbered three hundred eighty-seven (387), three hundred eighty-eight (388) and three hundred eighty-nine (389) according to a plan of lots at Nelson Heights Annex belonging to A. F. Hutchinson Land Co., Inc., said plan made by Ernest W. Branch, Surveyor, dated June 8, 1921, and recorded in Kennebec Registry of Deeds, to which plan reference is hereby made.

The above described lots are conveyed, however, subject to pole rights, etc., of the Central Maine Power Company described as follows: The right to set and maintain over and across my land in the Town of Waterville, Maine, in the County of Kennebec, two (2) poles, together with fixtures and wires connecting, to convey currents of electricity, and the right to attach wires and appliances for guying from said poles, where necessary, to or into my land. The location of said poles to be as follows: Southeasterly from land of Rideout near Oakland Road, together with the right to enter upon said land for the purpose of making the necessary repairs to said poles or wires, and for the purpose of trimming and cutting said tree or trees, as may be necessary to keep the wires of said Company free from interfering by said tree or trees, and with the further understanding that in case it becomes necessary for said Company to set additional poles on my land in the same line as those now staked out, the right to set said additional poles is hereby granted.

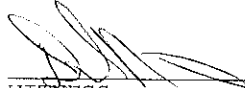
Being the same premises conveyed from Michael D. Gardner to Michael D. Gardner and Kelly A. Gardner dated October 7 1993 and recorded in the Kennebec County Registry of Deeds in Book 4517, Page 218.

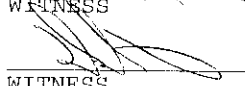
RLG

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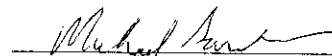
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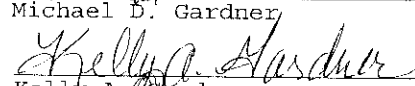
WITNESS our hands and seals on January 30, 2004.



WITNESS


WITNESS



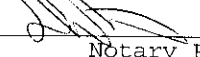
Michael D. Gardner


Kelly A. Gardner

THE STATE OF Maine
Kennebec, ss.

January 30, 2004

Then personally appeared the above named Michael D. Gardner
and Kelly A. Gardner and acknowledged the foregoing
instrument to be their free act and deed.

Before me,  _____
Notary Public

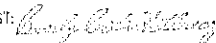
Joseph J. Ouellet
99 Sisson Street
E. Hartford, CT. 06118



DAVID R. WHITTIER
My Commission Expires
August 30, 2007

RECEIVED KENNEBEC SS.

2004 FEB -3 AM 10:10

ATTEST: 
REGISTERED CLERK